

# \$769,000 - 202 Edgewater Circle, Leduc

MLS® #E4425073

**\$769,000**

4 Bedroom, 3.00 Bathroom, 2,650 sqft  
Single Family on 0.00 Acres

Southfork, Leduc, AB

For Presale - No Home yet (VACANT, CORNER, 54 FEET WIDE, HIGH VISIBILITY LOT )! Welcome to Southfork, a premier community in LEDUC where ponds, parks and schools co-exist in close vicinity. And located well within this community is a beautiful house with "Everything" a proud owner could ask for. High-end finish like 18â€™™ soaring ceilings, maple railings with glass inserts, modern slim electric fireplaces with floor to ceiling tile & stone finishes, Coffered ceiling with exotic lighting, a chefâ€™™s dream kitchen, custom built cabinetry, LED light fixtures, upgraded plumbing fixtures and rough-ins for solar & car charging. The main level boasts a bright living room, a European style kitchen, breakfast nook overlooking the park, a den, a 2pc/3pc bath shower. and a mudroom. Upstairs you will find 3 to 4 beds +a bonus room. The Master bedroom boasts a spa like en suite with two sinks, custom tile shower, enclosed toilet and a huge walk in closet.

Built in 2025

## Essential Information

MLS® #	E4425073
Price	\$769,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	2,650
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	202 Edgewater Circle
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1K5

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Walkout Basement, Wall Unit-Built-In, HRV System
Parking Spaces	6
Parking	Double Garage Attached, Front Drive Access, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Appliances Negotiable, Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Heatilator/Fan, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Metal, Stone, Hardie Board Siding
Exterior Features	Airport Nearby, Cul-De-Sac, Environmental Reserve, Recreation Use,

	Schools, Shopping Nearby, Sloping Lot
Roof	Asphalt Shingles
Construction	Wood, Metal, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	53
Zoning	Zone 81

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Listing information last updated on May 2nd, 2025 at 9:47pm MDT